

Housing Plan Implementation Committee

1st Floor Annex Conference Room

March 1, 2018

3:15pm-4:15pm

Meeting Minutes

Next Meeting, April 12, 3:00pm-4:30pm

PRESENT: Kate Casa, Katie Levine Einstein, Pamela Hallett, Jonathan Nyberg, Ann Woodward

PHONE: Padraic Murchu

STAFF: Jennifer Raitt, Julie Wayman

GUESTS: None

Agenda

Time	Item
3:15-3:45	Continue Accessory Dwelling Unit discussion
3:45-4:10	Housing Production Plan: discussion about implementation plan, priorities, and next steps
4:10-4:15	Next meeting date and time

Continue Accessory Dwelling Unit discussion

The ARB was generally supportive of the ADU proposal but the HPIC needs to do more community engagement before bringing it back to the ARB. The HPIC believes residents will be concerned with how an ADU bylaw will impact Air B+B's in Town. The HPIC plans to address this concern to help remove any association between Air B+B and ADUs. HPIC would like to reach out to reps from other cities to talk to about their work on ADUs, including numbers of ADUs added after the change to the bylaw. The goal is to educate Arlington on the experience of surrounding cities with ADUs: Jonathan will talk with Somerville+Medford.

Katie will add to the research on other useful policies from surrounding communities or outside of MA, specifically on taxation and data.

Define *our* idea of ADUs, Arlington-specific

Housing Production Plan: discussion about implementation plan, priorities, and next steps

Jenny shared the Housing Choice Designation, something the town would like to strive for. This designation includes minimum requirements for ADUs including allowing them by right. If Arlington is to pursue ADUs we should make sure to do so in line with the requirements in the Designation in case the Town is interested in pursuing this designation. Housing Choice Designation will help leverage specialized funds for Affordable Housing and technical assistance and capital money. The designation will help frame our work and help us with policy change which will help us with increasing units. Jenny shared that Arlington did not receive the Mass Works grant because we're not meeting the basic housing goals.

HPIC members would like to know other towns and cities that met the Housing Choice Designation to learn how they're meeting the goals.

Jenny shared a grant from the Executive Office of Energy and Environmental Affairs for which she is currently developing a scope of work. This is an opportunity for by-right multi-family housing. Looking to hire a consultant to help us figure out where we could get more housing. This will help us with housing production. The Arlington goal in the HPP is 100 units/year. Deliverables from this grant include amending the zoning including dimensional regulations and allowing more than one structure on multifamily lot.

Jonathan asks why we need more housing? Because we need alternative options for elderly and smaller families, for example. We lack variety of options: different sizes at different price points. Now we see mostly large single family homes going in. People are concerned about high rises all down Mass Ave. Nervous about larger developments-people are more comfortable with single family homes. Conversation started to turn to the failing downtown.

Potential questions from residents: Why do we need more housing

Forum on Housing

The HPIC would like to host two public forums this spring: the first forum would be a broad forum on housing, related to the Housing Production Plan and the second on Accessory Dwelling Units. These would be moderated and share HPIC ideas. The goal would be to get more general or broad buy-in

Broad Housing Forum:

Forum topics could include a menu of policy options locally so we could present solutions and Town priorities including zoning and potential changes. Possible speakers include Barry Bluestone, Tim Reardon, or Chris Kluchman.

Meeting to tackle housing crisis in the region and how it is impacting Arlington and talk about possible solutions-ask for attendee feedback. Make sure to include current work and other potential ideas

ADU Forum:

Forum with topical conversation on ADUs, framed as something we're exploring as a Town but the forum would be an educational opportunity versus telling people what we're doing.

Julie will look for past Master Plan conversations related to housing and Jenny and Julie will come to the next meeting with a proposal for the forum(s)-when and what.

Next meeting date and time: Thursday, April 12, 3:00-4:30pm

Padraig would like to revisit the questions of an affordability requirement for the ADU ordinance and the municipal affordable housing trust.